

Special Session

Agenda Item #	4
Meeting Date	2 July 2007
Prepared By	Iлона Blanchard Senior Planner
Approved By	Barbara B. Matthews City Manager

Discussion Item	Resolution Commenting on the Gilbert and Wood Redevelopment at Laurel and Eastern Avenues (John Urciolo) for Planning Board Hearing.
Background	<p>Mr. John Urciolo, of Urciolo Properties LLC, proposes to develop a three-story commercial building at the intersection of Laurel and Eastern Avenue. The proposed project is named Gilbert and Wood (File #820070110).</p> <p><u>Site Plan Review Process</u></p> <p>The project was submitted to M-NCPPC on January 1, 2007 for Site Plan Review. The Site Plan was reviewed by the M-NCPPC Development Review Committee (DRC) on May 7, 2007, and plan review comments on the proposal were provided to Urciolo Properties, LLC (the "Applicant"). County staff identified no major issues but requested clarification on landscaping, parking, tree plans, and pedestrian circulation in the parking area. The project is currently scheduled to go before the Planning Board on Thursday, July 26. All interested parties may offer testimony at the Planning Board Hearing.</p> <p><u>Project Description</u></p> <p>The project provides for the construction of a three-story building (one floor below grade on Laurel Avenue) with approximately 5,500 square feet per floor. When completed 7,820 square feet of retail, 2,920 square feet of patron restaurant use, and 600 square feet of office use, all of which are permitted by right on the site, will have been constructed. The property currently contains 4,500 square feet of office, 7,875 square feet of retail, and 670 square feet of patron restaurant in several buildings fronting on Laurel and Carroll Avenues. The building - located between 6901 Laurel Avenue (Pizza Movers) and 6909 Laurel Avenue (U.S. Post Office) - would be 29 feet in height on Laurel Avenue. An atrium entrance would be established on Eastern Avenue.</p> <p>The proposal includes the renovation and redesign of the existing parking lot, the installation of additional landscaping and lighting, and the construction of a new ramped drive lane located at the rear of the building which exits onto Eastern Avenue. Specific green space improvements include four new scarlet oaks, other trees to be approved by the City Arborist, and four new shrubs. Additional improvements include the installation of three new light poles in the parking lot and lighting along the new ramped drive lane.</p> <p>To accommodate the construction of the new building and the ramped drive lane,</p>

“the shed” structure located in the shell of a building destroyed by fire in the 1960s and the temporary structure to the rear of 6901 Laurel Avenue would be demolished. The adjoining buildings (6901 and 6909) are to remain in place.

The location, massing, height, and architectural details for the proposed building have been approved by Montgomery County’s Historic Preservation Commission.

The project originally included a proposal to redevelop an adjacent site as a parking garage. This is no longer part of the proposal.

Zoning Designation

The proposed building site is in the Old Town commercial district and abuts the District of Columbia and the Westmoreland Area Community Organization (WACO) neighborhood. Adjacent zoning on the southeast side of the site is zoned single family but contains multiple apartments. The adjacent property to the north and northeast of the site are multi-story commercial, including office, retail, and prior restaurant uses. The proposed project will face the church across Laurel Avenue on the western side and a church activity center in the District of Columbia across Eastern Avenue on the southern side. The site is a gateway to Maryland, Takoma Park, and Old Takoma and is zoned C-1 with a Commercial Revitalization Overlay Zone (CROZ).

Additional information on the requirements of the zoning ordinance and the recommendations of the Master Plan for the Old Town area are detailed in accompanying Exhibit A.

Parking Considerations

The project includes improvements to the parking area currently serving Takoma Metro Shopping Center, the creation of additional parking spaces, and improvements to the Laurel/Carroll Avenue intersection circulation. Access to the parking lot would be provided via the existing Laurel Avenue connection with vehicles exiting onto Eastern Avenue. Vehicles would no longer be permitted to exit from the lot into the Laurel/Carroll Avenue intersection.

The site plan provides a total of 82 parking spaces and would serve all of the buildings on the site, from Summer Delights to Pizza Movers. Distinct from the current operation of the parking area, the Applicant has agreed to set aside all spaces for customer use only, with no reserved spaces beyond those to be provided for handicapped parking. As noted in Exhibit B, the proposed volume of on-site parking spaces is in line with compact, mixed-use commercial centers similar to the Old Takoma Main Street area.

The Applicant has provided a parking tabulation that includes credits for shared use of the parking lot and credits for proximity to the Metro, and requests a waiver from the Planning Board in off-street parking requirements as permitted under the CROZ. A waiver may be granted if the Planning Board believes that a project will stimulate the revitalization (new development) of older commercial areas, enhance the

	<p>pedestrian environment, encourage the use of transit, and further the overall goals of the CROZ. Without the requested waiver, the Applicant would be required to provide a total of 158 off-street parking spaces.</p> <p>City staff supports the requested parking waiver. To further the goals of the CROZ and thus justify the requested waiver, the Applicant has been asked to (1) limit the use of all 82 spaces to customer parking only; (2) install a bench similar to the Old Town benches at the bus stop on Eastern Avenue; (3) install bicycle racks along Laurel Avenue; (4) upgrade the landscaping between the sidewalk and the curb; (5) plant a tree and install a bench in the vacant lot located behind the proposed development for older and mobility impaired pedestrians to rest while walking up Eastern Avenue; (6) provide signage to the parking area (to be determined in consultation with the Facade Advisory Board and HPC); and (7) provide a permanent pedestrian connection between the adjoining parking lot off Westmoreland and the project lot near the entrance to Curves. The proposed conditions - included in the accompanying resolution and/or site plan - would improve pedestrian/bicycle connections to adjacent office, retail and restaurant uses in Old Town and would further the revitalization goals of the CROZ, justifying the requested parking waiver.</p> <p>Detailed information on the requested waiver, current off-street parking requirements, and further explanation of staff's support for the waiver is presented in Exhibit B.</p> <p><u>Stormwater System</u></p> <p>The proposed stormwater system includes biofilter stormwater quality treatment, a green roof on the Pizza Movers building, and an upgrade to the connection to the City stormwater system. The City Engineer has approved the Stormwater Management Concept.</p> <p>The developer and their engineer have met with City staff. The developer will not be asked to provide an application for a stormwater permit, a tree protection plan, or a tree removal plan until they have an approved site plan and a set of construction documents.</p> <p><u>Streetscape / Boulevard Improvements</u></p> <p>No changes to the streetscape on Laurel Avenue are proposed. The applicant proposes to add liriopse and crape myrtle to the landscape stripe along the Eastern Avenue sidewalk, a bench and brick at the bus stop, and a bench and a tree close to the residential area adjacent to the sidewalk.</p>
<p>Policy</p>	<p>Support maintenance of low scale, small town, historic character of the area, and enhance commercial centers to serve the needs of local and area residents and those visiting or passing through the area.</p> <p style="text-align: right;"><i>- Takoma Park Master Plan 2000</i></p>

Fiscal Impact	<div> <div> Levy Year 2007 Assessment \$2,726,000 </div> <div> Estimated Levy Year 2007 Takoma Park property taxes \$16,654 (a) </div> <div> Estimated Assessment AFTER proposed improvements \$6,026,900 (b) </div> <div> Estimated Takoma Park Taxes AFTER proposed improvements \$36,696 (a) </div> </div> <div> (a) Assumes current tax rate of 61¢ per \$100 assessment (b) Assumes value of \$200 per square foot for added commercial space </div>
Attachments	<ul style="list-style-type: none"> • Resolution Commenting on the Gilbert and Wood Redevelopment • Gilbert and Wood Site Plan • Exhibit A - Excerpts from Takoma Park Master Plan and Zoning Ordinance • Exhibit B - Parking Information
Recommendation	Approval of the accompanying resolution
Special Consideration	<p>The Memorandum of Understanding between the City and the Planning Board establishes a coordinated review process for subdivision and site plan applications in Takoma Park. All development of commercial property in the City greater than 1,000 square feet is required to go through the site plan review process. All properties that have proposed buildings across property must go through subdivision for consolidation.</p> <p>A two-thirds majority vote of the Planning Board is required to take any action relating to land use planning within the City that is contrary to a Resolution of the Mayor and City Council.</p>

Introduced by:

CITY OF TAKOMA PARK, MARYLAND
Resolution 2007-

**Resolution Recommending the Approval of the
Proposed Gilbert and Wood Site Plan at Eastern and Laurel Avenues**

- WHEREAS, Mr. John Urciolo of Urciolo Properties LLC of Takoma Park, MD (the Applicant) has submitted a site plan (File 820070110) for review by the Maryland National Park and Planning Commission for a proposed construction of a mixed use building facing Laurel and Eastern Avenues; and
- WHEREAS, the property is zoned C-1 with a Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone (CROZ) by the Montgomery County Zoning Ordinance; and
- WHEREAS, the Council and Community, in the course of numerous meetings, conversations, and hearings, have expressed their strong interest in the redevelopment of the site with a restaurant and new retail space; and
- WHEREAS, per Sec. 59-C-18.21 (a) (1) of the Zoning Ordinance of Montgomery County, the purpose of the CROZ is to “Foster economic vitality and attractive community character in areas needing revitalization”; and
- WHEREAS, the proposed restaurant, retail and office space will foster economic vitality and attractive community character; and
- WHEREAS, per Sec. 59-C-18.21 (a) (2) of the Zoning Ordinance of Montgomery County, the purpose of the CROZ is to: “Promote an enhanced pedestrian environment and an improved circulation system to pedestrians and bicycles as well as motor vehicles”; and
- WHEREAS, the proposed infill development is street oriented with ground level retail, will provide sidewalk connections to the parking lot and adjoining commercial property parking lot, improve vehicular circulation, provide benches along the sidewalk and at a transit stop, and provides trees to shade pedestrians; and
- WHEREAS, per Sec. 59-C-18.213 (a) (1) of the Zoning Ordinance of Montgomery County, the Planning Board may, in the course of site plan review, waive the requirements for parking setbacks and number of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit; and
- WHEREAS, the proposed development will accomplish the goals of the master plan including revitalization, the enhancement of the pedestrian environment, and encourage the

use of transit; and

WHEREAS, Sec. 59-D-3.4 (a) (3) Action by Planning Board of the Montgomery County Zoning Ordinance requires that the “locations of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems be adequate, safe, and efficient”; and

WHEREAS, and areas of similar development patterns of mixed-use low-scale Main Street type commercial centers within Prince George’s County, the District of Columbia, and as proposed for walkable communities by new urbanist smart codes would require a number of parking spaces similar to that proposed by the applicant as the most efficient use of land and resources in shared-use, walkable, compact, commercial areas; and

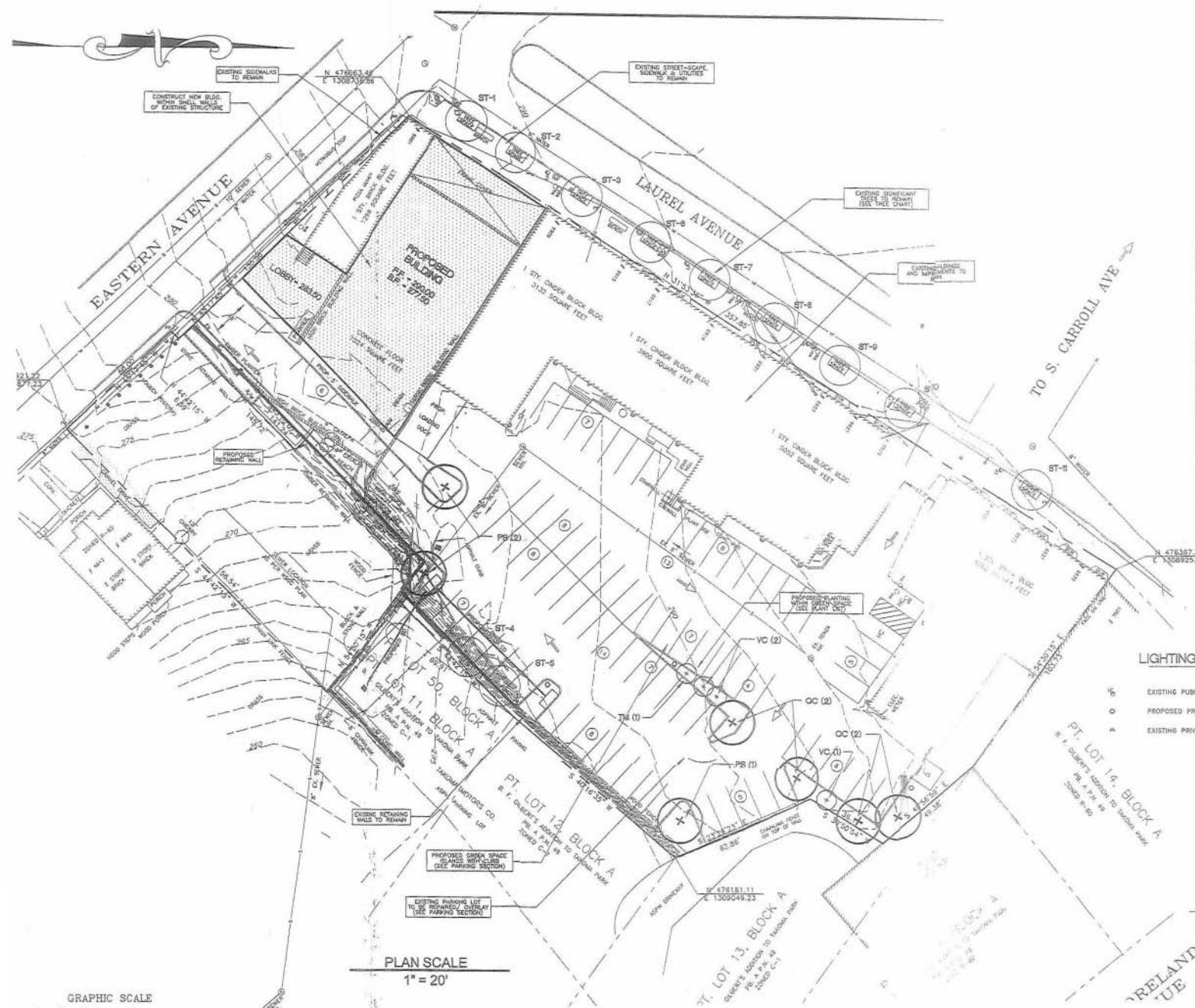
NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park is supports the infill development on this site of a restaurant, retail and office use building that faces onto Laurel and Eastern Avenues and recommends the approval of site plan File Number 820070110 with the following conditions:

- Section 1. That a pedestrian connection of gate and steps or ramp is constructed on the applicant’s property between the applicant’s lot and the adjoining parking lot near the entrance to the adjoining property building currently leased by Curves, and that this gate remain open during all normal business hours of the shopping center to promote better pedestrian and bicycle access to and through the site.
- Section 2. That a bench similar in style to those in Old Town is placed at the existing bus stop on Eastern Avenue and at the far south east corner of the lot offset two feet from the Eastern Avenue sidewalk.
- Section 3. That the landscaping along Eastern Avenue is enhanced with the replacement of existing soil with two feet of topsoil, and the planting of four crape myrtles and a liriope ground cover.
- Section 4. That the Applicant provides satisfactory cross sections through the site showing the retaining wall to be installed along the southeast edge of the ramp and parking lot.
- Section 5. That parking on the site is limited to customer-only parking through enforced limits on allowable parking time.

Adopted this day of 2007.

Attest:

Jessie Carpenter
City Clerk



FOREST CONSERVAT

LOT 53, BLOCK A, QUENT & W

- NET TRACT AREA:
- A. Total tract area
 - B. Land dedication areas (park, county facility, etc.)
 - C. Land dedication for roads or utilities (not bath area to remain in agricultural/agricultural zone)
 - D. Other deductions (specify)
 - E. Net Tract Area

LAND USE CATEGORY: (from Forest Technical Manual, read the number "1" under the app listed in any area within)

Area	1	2	3	4	5
1	0.00	0.00	0.00	0.00	0.00

- EXISTING FOREST COVER:
- G. Afforestation threshold
 - H. Conservation threshold

- EXISTING FOREST COVER:
- I. Existing forest cover
 - J. Area of forest above afforestation threshold
 - K. Area of forest above conservation threshold

BREAK EVEN POINT:

- L. Forest retention above threshold with no mitigation
- M. Chaining permitted without mitigation

PROPOSED FOREST CLOSING:

- N. Total area of forest to be cleared
- O. Total area of forest to be retained

PLANTING REQUIREMENTS:

- P. Reafforestation for clearing above conservation to credit for retention above conservation threshold
- Q. Total reforestation required
- R. Total afforestation required
- S. Credit for landscaping (may not exceed 20% of total reforestation and afforestation required)

NOTES

1. THE 0.25 ACRE PLANTING REQUIREMENT IS TO BE SATISFIED BY OFF-SITE PLANTING OR AGREEMENT.
2. SEE SHEET C-5 FOR LANDSCAPE PLANTING DETAILS AND SIGNIFICANT TREE & PROPOSED PLANT LISTS.
3. SEE SHEET C-6 FOR LIGHTING DETAILS, LISTS AND SPECIFICATIONS.
4. ALL LIGHTING SYSTEMS WITHIN THE PUBLIC STREET RIGHT-OF-WAY ARE TO REMAIN.

LIGHTING LEGEND

- EXISTING PUBLIC LIGHT POLE
- PROPOSED PRIVATE LIGHT POLE
- EXISTING PRIVATE BUILDING LIGHT PACE

PLANTING LEGEND

- ST-11 EXISTING SIGNIFICANT TREE
- PROPOSED TREE
- PROPOSED SHRUB

APPLICANT

URCOLD PROPERTIES, LLC
C/O MR. JOHN R. URCOLD
1825 LAUREL AVENUE, SUITE 100
TARDON, PARK, MARYLAND 20912
PH: 202-270-4442

OWNER/DEVELOPER CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES AND REQUIREMENTS OF THIS PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

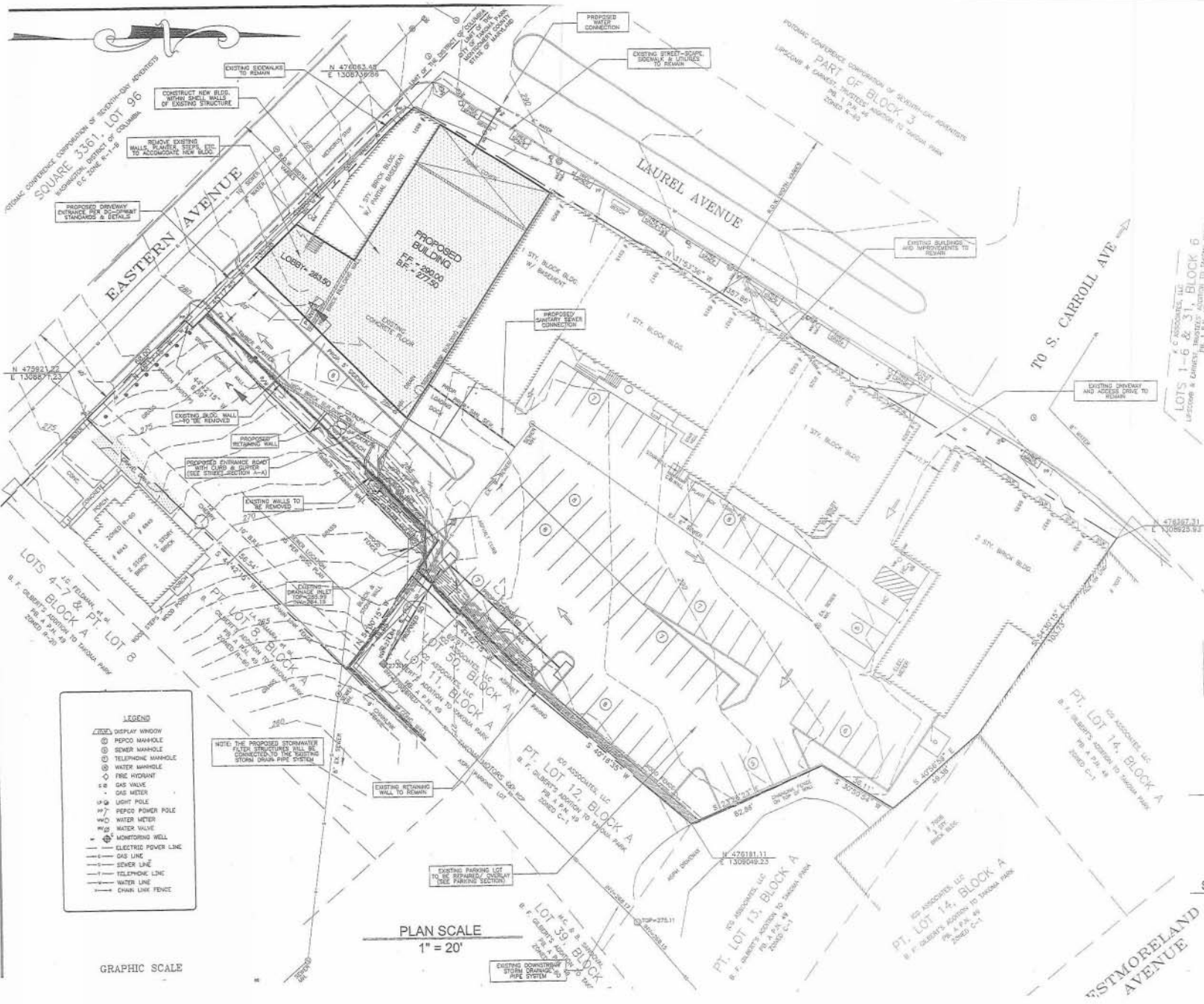
BY: URCOLD PROPERTIES, LLC

DATE: _____ JOHN R. URCOLD

PLAN SCALE
1" = 20'

GRAPHIC SCALE

LOT 53, BLOCK A GILBERT & WOOD B.F. GILBERTS ADDITION TO MONTGOMERY COUNTY ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY, MARYLAND		
DATE	REVISION	REVISION
12-11-08	1	1
12-11-08	2	2
12-11-08	3	3
12-11-08	4	4
12-11-08	5	5
12-11-08	6	6
12-11-08	7	7
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12-11-08	94	94
12-11-08	95	95
12-11-08	96	96
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12-11-08	99	99
12-11-08	100	100



GENERAL NOTES

1. DEVELOPMENT PROPOSAL IS FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING IN THE C-1 ZONE. THIS BUILDING IS TO BE CONSTRUCTED WITHIN THE "SHELL" OF AN OLD STRUCTURE, WHICH WAS DESTROYED BY FIRE SEVERAL YEARS AGO.
2. TOTAL AREA OF PROPERTY = 1.62N ACRES.
3. A WHOLE SUBDIVISION PLAN IS BEING PROCESSED FOR RECONSTRUCTION.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD-RUN SURVEY DATED JANUARY, 2002 BY MADDOX ENGINEERS & SURVEYORS, INC.
5. THIS PROPERTY IS SERVED BY A PUBLIC WATER AND SEWER SYSTEM WITH NEW CONNECTIONS TO BE PROVIDED BY THE W.S.S.C.
6. AN AUTOMATIC STORM WATER MANAGEMENT SYSTEM SHALL BE PROVIDED AND A FIVE (5)-LEAF PAID IN ACCORDANCE WITH A CONCEPT PLAN APPROVED BY THE CITY OF TAKOMA PARK.
7. THE SUBJECT PROPERTY IS CURRENTLY USED AS A SHOPPING CENTER WITH OFFICES.
8. A NATURAL RESOURCES INVENTORY/FOREST STANDING DELINEATION PLAN FOR THIS PROPERTY HAS BEEN APPROVED BY THE ENVIRONMENTAL PLANNING DIVISION OF THE MONTGOMERY COUNTY PLANNING BOARD, 1000 P.A. 19 (2-2004).
9. THIS SITE IS LOCATED IN AN AREA WHICH IS TRIBUTARY TO SLUG CREEK. MOST OF THE SOUTHEASTERN DRAINAGE IS IN AN ENCLOSED PDC SYSTEM.
10. TAX MAP REFERENCE: J0341.
11. WISE COMPANIES: J0341.
12. PUBLIC UTILITY SERVICE WILL BE PROVIDED BY THE WASHINGTON GAS LIGHT COMPANY, VERIZON, COMCAST CABLE AND POTOMAC ELECTRIC POWER COMPANY.
13. THIS DEVELOPMENT IS TO BE SERVED BY A 14' WIDE ONE-WAY PRIVATE STREET.
14. TRASH COLLECTION VIA INDIVIDUAL TRASH RECEPTACLES.
15. WATER, SEWER AND PUBLIC UTILITIES EASEMENTS HAVE BEEN ESTABLISHED OVER THE AREA OF THIS PRIVATE PROPERTY. ADDITIONAL EASEMENTS MAY BE REQUIRED FOR UTILITIES, STORM WATER MANAGEMENT, ACCESS, ETC.
16. FLOOR ELEVATIONS SHOWN ARE BASED ON ARCHITECTURAL DESIGNS FOR MAKE-OUT CONDITIONS TO LAUREL AND EASTERN AVENUE.
17. SEE FOREST CONSERVATION AND SEEDMENT CONTROL PLAN FOR MORE ACCURATE INFORMATION ON CONSERVATION REQUIREMENTS, LIMITS OF DISTURBANCE, AND TREE PROTECTION.
18. SEE LANDSCAPE AND LIGHTING PLANS FOR DETAILS OF PLANTING DESIGNS, TREES, SITE LIGHTING, ETC.
19. THE SITE PLAN, LANDSCAPE PLAN AND LIGHTING PLAN ARE PREPARED AS THE "PRELIMINARY SET" FOR W-HOPIC ON BEHALF OF THE MONTGOMERY COUNTY PLANNING BOARD. THEY DO NOT CONSTITUTE FINAL CONSTRUCTION PLANS FOR ALL SITE ELEMENTS.
20. NO CLEARING OR GRADING PRIOR TO W-HOPIC APPROVAL OF SIGNATURE SET OF PLANS.

NOTE

PLEASE SEE SHEET 2 FOR AREA TABLE, ZONING INFORMATION, FURNISHING TABULATION, RECONSTRUCTION REQUIREMENTS, ADDITIONAL NOTES AND SITE DETAILS.

APPLICANT

ORCOLD PROPERTIES, LLC
C/O MR. JOHN R. ORCOLD
4835 LAUREL AVENUE, SUITE 100
TAKOMA PARK, MARYLAND 20912
PH 202-273-4442

OWNER/DEVELOPER CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES AND REQUIREMENTS OF THIS PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

BY: ORCOLD PROPERTIES, LLC

DATE: _____ JOHN R. ORCOLD

SURVEYORS/ENGINEERS CERTIFICATION

WE HEREBY CERTIFY THAT THIS PLAN WAS BASED ON FIELD SURVEYS AND CORROBORATED WITH AVAILABLE INFORMATION OF RECORD AND TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE AND BELIEF IS ACCURATE.

DATE: _____
BY: _____
REGISTERED PROFESSIONAL ENGINEER
MARYLAND NO. 148-0

MADDOX
INCORPORATED
ENGINEERS • SURVEYORS
1400 PARK AVENUE
BETHESDA, MARYLAND 20814
(301) 221-0100

SITE PLAN

LOT 53, BLOCK A
GILBERT & WOOD
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
ELECTION DISTRICT NO. 13

DATE	10-21-08
DRAWN	PT
DATE	
SHEET	

Gilbert and Wood Site Plan
Commercial Revitalization Overlay Zone / Takoma Park Master Plan

Commercial Revitalization Overlay Zone

The purpose of the Takoma Park/East Silver Spring commercial revitalization overlay zone is to:

- (1) Foster economic vitality and attractive community character in areas needing revitalization;
- (2) Promote an enhanced pedestrian environment and an improved circulation system to pedestrians and bicycles as well as motor vehicles;
- (3) Ensure consistency with the master plan vision for specific existing commercial areas;
- (4) Provide for the combination of residential with commercial uses.

The procedures for Planning Board approval under Section 59-D-3.4 are modified for this overlay zone to require the following additional findings:

- (a) the site plan is consistent with the recommendations in the applicable master or sector plan for the area.
- (b) the site plan meets all of the purposes and requirements of this overlay zone as well as the applicable requirements of the underlying zone; and
- (c) each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development

...

(a) The Planning Board may in the course of site plan review:

1. Waive the requirements for parking setbacks and number of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit;

Takoma Park 2000 Master Plan Vision

The vision for Old Takoma is of a village center with a traditional small town charm, providing unique stores and services to both nearby neighborhoods and regional visitors.

Takoma Park 2000 Master Plan Recommendations

Support maintenance of the low scale, small town, historic character of the area.

Consider reduction of building setbacks at the time of Site Plan Review, to provide for

consistency with an existing building line of street-oriented retail.

Include street-oriented commercial uses on the first floor of all buildings . . . to realize the City's economic development goals.

Improve permeability of surface parking areas with green space that increases infiltration.

Encourage flexibility concerning the waiver of parking standards in commercial areas, subject to current waiver procedures.

Gilbert and Wood Site Plan Parking Information

This project requests a 48% waiver (76 spaces) of the Montgomery County parking requirements (158 spaces) from the Planning Board as permitted under the CROZ. Without mixed-use or proximity to metro rail, the project would be required to provide 179 parking spaces according to standard code for office, retail, and restaurant use in Montgomery County. However, because the project is near a metro rail station, a 15% reduction of the parking spaces required of retail space is allowed (but no reduction for restaurant or office), reducing the required number of retail spaces by 11 and the total number of spaces to 168. The project is also eligible for a standard reduction for mixed use. However, two of the project's uses, retail and restaurant, get no reduction for mixed-use, while office is reduced 90% (assuming peak use is Saturday) by 10 spaces and the total number of required spaces is then 158.

The reduced Montgomery County parking requirements for this project prior to any waiver are 25 spaces per 1,000 square feet of restaurant patron area, and 4.5 parking spaces per 1,000 square feet of retail.

To visualize these requirements, Everyday Gourmet has 500 square feet of patron area, and this project is required to provide 12.5 parking spaces for the 500 square feet of patron space in Everyday Gourmet. The applicant is requesting a waiver of 48% or to provide six spaces rather than 12.5 for Everyday Gourmet. As this is a shared use lot serving many uses, at times Everyday Gourmet has access to more spaces than six, and at other times, may have less access.

In general, the Montgomery County Zoning requirements are written to accommodate a prominent development pattern in the County: suburban areas with many single family homes on large lots on curvilinear streets with minimal if any sidewalks and large clusters of strip shopping. Where it is very uncomfortable to walk across large parking lots and people generally drive to these shopping centers, these requirements are standard.

In jurisdictions where there is an expectation that people walk from homes or offices, ride bicycles, car pool or use transit, these requirements are significantly reduced.

In the District of Columbia, restaurant uses are required to provide the same amount of off-site parking as retail uses. In the C-2-A, which has development standards similar to the Commercial Revitalization Overlay Zone, for the first 3,000 square feet of restaurant or retail area, no parking spaces are required, and for each additional 300 feet, one space is required. The District of Columbia requires no spaces for the first 2,000 square feet of office, and one space per each additional 600 square feet of office. This development site would require the provision of 54 spaces for retail/restaurant and 5.16 spaces for office, for a total of 69 parking spaces.

In Prince George's County's revitalization/mixed-use overlay zone areas such as the Gateway Arts District (Hyattsville/Mount Rainier) and the College Park Mixed-Use Infill zone, the maximum onsite parking is 80% and the minimum onsite parking is 50% of the spaces required by the Zoning ordinance. The Prince George's County Ordinance otherwise would require 156 spaces for this project, so in a mixed-use, compact development revitalization area, the requirement by right would be a minimum of 78 spaces and a maximum of 125 spaces.

In the new urbanist smart code T4 Zone (a model walkable community zone with the T4 being similar to Takoma Park's development pattern, in that the built form encourages walking and transit use, and is a mix of single family houses and dense low rise commercial and institutional uses), 81.2 spaces would be required for the proposed square footage of the site (including office, retail and restaurant), where office requires three spaces per 1000 square feet and retail and restaurant use require four spaces per 1000 square feet with the total divided by 1.2 for mixed/shared use.

In general, the Montgomery County Zoning requirements are written to accommodate a prominent development pattern in the County: suburban areas with many single family homes on large lots on curvilinear streets with minimal if any sidewalks and large clusters of strip shopping. Where it is very uncomfortable to walk across large parking lots and people generally drive to these shopping centers, these requirements are standard.

Montgomery County recognizes that Takoma Park may be a mixed-use compact development area, as the CROZ allows the Planning Board to waive parking requirements.